144.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	712,500 / 712,500
					USE VALUE:	712,500 / 712,500
					ASSESSED:	712,500 / 712,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFRONDEVILLE ALEXIS W
Owner 2:	
Owner 3:	
Street 1:	219 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEFRONDEVILLE ALEXIS W -
Owner 2:	CRISTLEY GEORGIA K -
Street 1:	219 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1795 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	275,900	3,400	433,200	712,500
Total Card	0.093	275,900	3,400	433,200	712,500
Total Parcel	0.093	275,900	3,400	433,200	712,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.05 | /Parcel: 397.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94533
GIS Ref:
GIS Ref:
Insp Date: 12/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,900	3400	4,050.	433,200	712,500	712,500	Year End Roll	12/18/2019
2019	101	FV	220,200	3400	4,050.	406,100	629,700	629,700	Year End Roll	1/3/2019
2018	101	FV	219,900	3400	4,050.	335,700	559,000	559,000	Year End Roll	12/20/2017
2017	101	FV	219,900	3400	4,050.	308,700	532,000	532,000	Year End Roll	1/3/2017
2016	101	FV	219,900	3400	4,050.	281,600	504,900	504,900	Year End	1/4/2016
2015	101	FV	214,500	3400	4,050.	276,200	494,100	494,100	Year End Roll	12/11/2014
2014	101	FV	214,500	3400	4,050.	256,700	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	214,500	3400	4,050.	244,200	462,100	462,100		12/13/2012

!11282!

PRINT

Date	Time
12/11/20	01:28:10

LAST REV

Date	Time
03/07/18	09:56:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFRONDEVILLE A	50280-49		10/29/2007	Family	128,667	No	No		
DERARSLANIAN	30457-420		7/23/1999		337,000	No	No		
MILLINGTON AUST	27013-263		1/24/1997		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	94533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2011	1168	Re-Roof	7,330					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
12/8/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	80.	1.34	9									433,201						433,200	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 433,201 | Spl Credit | Total: 433,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29338229
Const Adj.:	0.99980003
Adj $ / SQ:	161.640
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399876
Depreciation:	123962
Depreciated Total:	275915

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

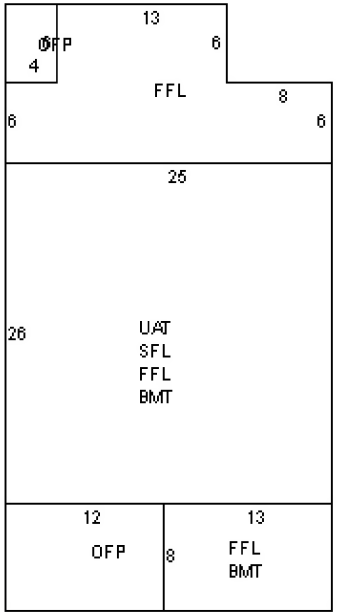
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.64
Special Features:	0	Val/Su Net:	103.37
Final Total:	275900	Val/Su SzAd	169.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	982	161.640	158,731
BMT	Basement	754	48.490	36,563
SFL	Second Floor	650	161.640	105,066
UAT	Upper Attic	163	113.150	18,387
OFP	Open Porch	120	30.240	3,629

Net Sketched Area:	2,669			Total:	322,376
Size Ad	1632	Gross Are	3156	FinArea	1795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X11	A	AV	1950	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400